

IN RE: PETITIONS FOR SPECIAL HEARING,  
SPECIAL EXCEPTION & VARIANCE -  
N/S Old Milford Mill Road, 105' W of  
Deerfield Road  
(4300 Old Milford Mill Road)  
3<sup>rd</sup> Election District  
2<sup>nd</sup> Council District

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 02-197-SPHXA

Trust Estate of Coleman Cordish  
c/o Frona Friedman, et al, Trustees

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing/Special Exception and Variance filed by the owners of the subject property, the Trust Estate of Coleman Cordish, by Frona Friedman, Rebecca Cordish and Joseph Kaufman, Trustees, through their attorney, Benjamin Bronstein, Esquire. The Petitioners request a special hearing/special exception to permit a moving and storage facility on the subject property and approval of the proposed uses shown on the site plan. In addition, variance relief is requested from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 255.2, as it references Sections 243.2 and 243.3 thereof, to permit a side yard setback of 38 feet and a rear yard setback of 44 feet in lieu of the required 50 feet each for existing Building No. 1; and, a side yard setback of 35 feet in lieu of the required 50 feet, a residential zoned boundary line setback of 60 feet in lieu of the required 100 feet, and a front yard setback of 75 feet in lieu of the required 100 feet for Building No. 2; from Section 255.2 of the B.C.Z.R., as it references Sections 243.1 and 102.2 thereof, to permit a setback of 30 feet between Buildings 1 and 2 in lieu of the required 100 feet; and, from Section 253.4 to permit an M.L. use (moving and storage business) to be located within 100 feet of a residential zoned boundary and the right-of-way of the street abutting such boundary. The subject property and requested relief are more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing were Yair Ron Shalem, on behalf of Shalem Holding Two, LLC, Contract Purchasers; Gabriel W. Rosenbush, Jr., Realtor; Thomas A. Church, the

ORDER RECEIVED FOR FILING

Date

By

Professional Engineer who prepared the site plan for this property; and, Benjamin Bronstein, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

The subject property under consideration is a rectangular shaped parcel, approximately 200 feet wide and 393 feet deep, located on the north side of Old Milford Mill Road, just west of its intersection with Deerfield Road in Reisterstown. The property contains a gross area of 1.744 acres, more or less, zoned M.L., and is improved with a one-story building of 3,240 sq.ft. and a one-story building of 19,700 sq.ft. The property has been used for manufacturing purposes for many years. In fact, a lumberyard operated on the property for many years; however, that use ceased some time ago and the property has deteriorated into a state of disrepair.

Mr. Shalem has contracted to purchase the property, pending approval of his proposal. Specifically, Mr. Shalem presently operates a moving and storage business in the area which he proposes to relocate to this property. He currently has 5 moving trucks and 15 employees, plus a small office staff. His business primarily involves residential moves, helping individuals and families locate from one dwelling to another, as opposed to being a business mover. As an additional service, the company can provide clients with storage during the relocation process.

A moving and storage operation is permitted in the M.L. zone by special exception only. Thus, the requested special exception relief is necessary. Moreover, it is proposed that the moving and storage operation will not occupy the entire building area. As more particularly shown on the site plan, Mr. Shalem's business will operate within a 15,600 sq.ft. area of Building No. 1. The remaining 4,100 sq.ft., located in the front of the building, may be leased to another business for office use. Similarly, the smaller building to the rear of the property may be separately leased for office use. Mr. Shalem indicated that his business does not need the use of the smaller building, nor the entire square footage of Building No.1. Thus, he proposes the lease of space for office use to generate further revenue.

Mr. Church testified and described each of the variances in detail. Two of the variances relate to the smaller building, Building No. 2, and seek to legitimize existing conditions on the property. In this regard, Building No. 2 features a 38-foot side yard setback and a 44-foot rear yard setback. No additions or changes are proposed to that building. Another of the variances relates to the distance

between Buildings 1 and 2. In this regard, Mr. Church testified that each building would require a 50-foot setback from the other, or a cumulative setback of 100 feet between buildings. The distance between the two buildings is 30 feet; thus, variance relief is necessary. The remaining variances relate to the larger building, Building No. 1. Again, all of the variances are for existing conditions and no new construction is proposed.

Turning to the special hearing and special exception relief, I am persuaded that same should be granted. The proposed moving and storage operation will not be detrimental to the health, safety and general welfare of the surrounding locale and appears to be consistent with other land uses in the area. In fact, the proposed use will be an improvement to the subject property, which has deteriorated and become an eyesore. Moreover, an active owner and use of the property will be of benefit to the neighborhood.

I am also persuaded to grant the variances requested. All are needed to legitimize the location of the existing buildings, which were constructed on the lot many years ago, and strict compliance with the zoning regulations is not feasible. I find that the property is unique in view of its relatively narrow width and to require removal of the existing buildings would be inappropriate and create a practical difficulty upon the property owner. Moreover, I find that relief can be granted without detrimental impact upon adjacent properties.

No one appeared in opposition to the request and there were no adverse Zoning Advisory Committee (ZAC) comments. The Office of Planning did note that the property is presently in a state of disrepair and that there is debris on the lot. This is no doubt due to the failure of the prior business and the fact that there has been no active use of the property. In this regard, I will require that Mr. Shalem maintain the property in a neat and orderly fashion upon his acquisition of the site.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be granted.

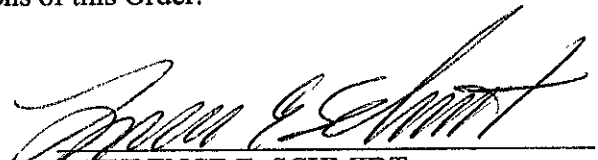
28th THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of January, 2002 that the Petitions for Special Hearing/Special Exception to permit a

ORDER RECEIVED FOR FILING  
Date 1/28/02  
By [Signature]

moving and storage facility on the subject property, and to approve the proposed uses shown on the site plan, marked as Petitioner's Exhibit 1, be and are hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 255.2, as it references Sections 243.2 and 243.3 thereof, to permit a side yard building setback of 38 feet and a rear yard building setback of 44 feet in lieu of the required 50 feet each for existing Building No. 1, and a side yard setback of 35 feet in lieu of the required 50 feet, a residential zoned boundary line setback of 60 feet in lieu of the required 100 feet, and a front yard setback of 75 feet in lieu of the required 100 feet for Building No. 2; from Section 255.2 of the B.C.Z.R., as it references Sections 243.1 and 102.2 thereof, to permit a setback of 30 feet between Buildings 1 and 2 in lieu of the required 105 feet; and, from Section 253.4 to permit an M.L. use (moving and storage business) to be located within 100 feet of a residential zoned boundary and the right-of-way of the street abutting such boundary. The subject property and requested relief are more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Upon completion of the relocation of the moving and storage business to the subject property, the Owner/Proprietor of same shall insure that all trash and debris is removed and the property is maintained in neat and orderly condition.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

January 28, 2002

Benjamin Bronstein, Esquire  
George & Bronstein  
29 W. Susquehanna Avenue, Suite 205  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE  
N/S Old Milford Mill Road, 105' W of Deerfield Road  
(4300 Old Milford Mill Road)  
3<sup>rd</sup> Election District – 2<sup>nd</sup> Council District  
Trust Estate of Coleman Cordish, c/o Frona Friedman, et al, Trustees - Petitioners  
Case No. 02-197-SPHXA

Dear Mr. Bronstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing/Special Exception and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Ms. Frona Friedman, Ms. Rebecca Cordish & Mr. Joseph Kaufman  
100 Light Street, Baltimore, Md. 21202  
Mr. Thomas Church, Development Engineering Consultants, Inc.  
6603 York Road, Baltimore, Md. 21212  
People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





# Petition for Special Exception

AND  
SPECIAL HEARING  
NO

to the Zoning Commissioner of Baltimore County

for the property located at <sup>Old</sup> 4300 Milford Mill Road

which is presently zoned ML

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

a moving and storage facility.

and to approve the uses as shown on the  
ACCOMPANYING SITE plan  
NO

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Attorney For Petitioner:

Benjamin Bronstein  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
George & Bronstein, LLP  
Company \_\_\_\_\_  
29 West Susquehanna Avenue, Suite 205 410-296-0200  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Towson Maryland 21204  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Legal Owner(s): TRUST ESTATE OF

Frona Friedman, Trustee *Coleman Cordish*  
Name - Type or Print \_\_\_\_\_  
Signature *Frona C. Friedman* \_\_\_\_\_  
Rebecca Cordish, Trustee Joseph Kaufman, Trustee  
Name - Type or Print \_\_\_\_\_  
Signature *Joseph Kaufman* \_\_\_\_\_  
100 Light Street 410-576-0400  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Baltimore Maryland 21202  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Representative to be Contacted:

Tom Church, P.E., Development Engineering Consultants, Inc.  
Name \_\_\_\_\_  
6603 York Road 410-377-2600  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Baltimore Maryland 21212  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR  
UNAVAILABLE FOR HEARING -

Reviewed By JL Date 11/14/01

ORDER RECEIVED FOR FILING  
Date 11/14/01  
By [Signature]

Case No. 02 197 SPHXA



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4300 Milford Mill Road

which is presently zoned ML

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

255.2 as it references Sections 243.2 and 243.3 to permit a side yard building setback of 38 ft and a rear yard building setback of 44 ft in lieu of the required 50 ft and from Section 255.2 as it references Sections 243.1 and 102.2 to permit a between building setback of 30 ft in lieu of the required 105 ft and from Section 253.4 to permit an ML use (moving & storage) to be located within 100 ft of a residential zoned boundary and the right of way of the street abutting such boundary.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. Configuration of existing buildings on property.
2. And such other and further reasons as may be demonstrated at the time of hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

## Attorney For Petitioner:

Benjamin Bronstein

Name - Type or Print

Signature

George & Bronstein, LLP

Company

30 West Susquehanna Avenue, Suite 205 410-296-0200

Address Telephone No.

Baltimore Maryland 21204

City State Zip Code

## Legal Owner(s):

*TRUST ESTATE of Coleman Cordish*

Frona Friedman, Trustee

Name - Type or Print

*Frona Friedman*

Signature

Rebecca Cordish, Trustee

Joseph Kaufman, Trustee

Name - Type or Print

*Joseph Kaufman Co Trustee*

Signature

100 Light Street

410-576-0400

Address

Baltimore

Maryland

21202

City

State

Zip Code

## Representative to be Contacted:

Tom Church, P.E., Development Engineering Consultants, Inc.

Name

6603 York Road

410-377-2600

Address

Baltimore

Maryland

21212

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/HR

UNAVAILABLE FOR HEARING

Reviewed By SL

Date 11/14/01

ORDER RECEIVED  
Date 1/28/02  
By SL

Case No. 02 197 SPHXA

REV 9/15/98

197

# DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road  
Baltimore, Maryland 21212  
(410) 377-2600  
(410) 377-2625 Fax

## ZONING DESCRIPTION FOR 4300 OLD MILFORD MILL ROAD

Beginning at a point on the north side of Old Milford Mill Road which is 50 feet wide at the distance of 105 feet more or less west of the centerline of the nearest improved intersecting street, Deerfield Road which is 50 feet wide. Thence the following courses and distances:

- 1) South 57 degrees 35 minutes 20 seconds West, 190.25 feet,
- 2) North 33 degrees 39 minutes 25 seconds West 386.39 feet,
- 3) North 55 degrees 46 minutes 30 seconds East 199.89 feet,
- 4) South 32 degrees 14 minutes 42 seconds East 392.63 feet,  
to the point of beginning.

Containing 75,965 square feet or 1.744 acres of land, more or less. Also known as 4300 Old Milford Mill Road and located in the 3rd. Election District.

01-133

November 14, 2001





BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 07879

JUL 197

DATE 11/14/01 ACCOUNT 001 006 6150

AMOUNT \$ 650.00

RECEIVED FROM: *George Washington LLP*

FOR: *SDHXA FILING*

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME  
11/14/2001 11/14/2001 10:50:11  
FED MISC CASHIER 8806 LRG DENVER 3  
RECEIPT # 22376  
DEPT 5 520 ZONING VERIFICATION  
CR NO. 007879  
Receipt Tot. 650.00  
650.00 CR  
Baltimore County, Maryland

CASHIER'S VALIDATION

#### NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-197-SPHXA

4300 Old Millford Mill Road

N/S of Old Millford Mill Road, 105' W of Deerfield Road

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Frana Friedman, Trustee

**Special Exception and Special Hearing:** to determine that the uses as shown on the site plan do not conflict with the special exception area. **Variance:** to permit a side yard of 38 feet and a rear yard building setback of 44 feet in lieu of the required 50 feet and to permit a building setback of 30 feet in lieu of the required 105 feet and to permit an ML use (moving and storage) to be located with 100 feet of a residential zoned boundary and the right-of-way of the street abutting such boundary.

**Hearing:** Tuesday, January 15, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-9391.

12/17/01 Dec. 20 0512153

## CERTIFICATE OF PUBLICATION

12/20/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/20/, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

*J. Wilkinson*

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE: Case No.: 02-197-SPHXA

Petitioner/Developer: FRONA

FRIEDMAN, Trustee

Date of Hearing/Closing: 1/15/02

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at 4300 OLD MILFORD

MILL Rd

The sign(s) were posted on 12/31/01  
(Month, Day, Year)

Sincerely,

[Signature] 12/31/01  
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

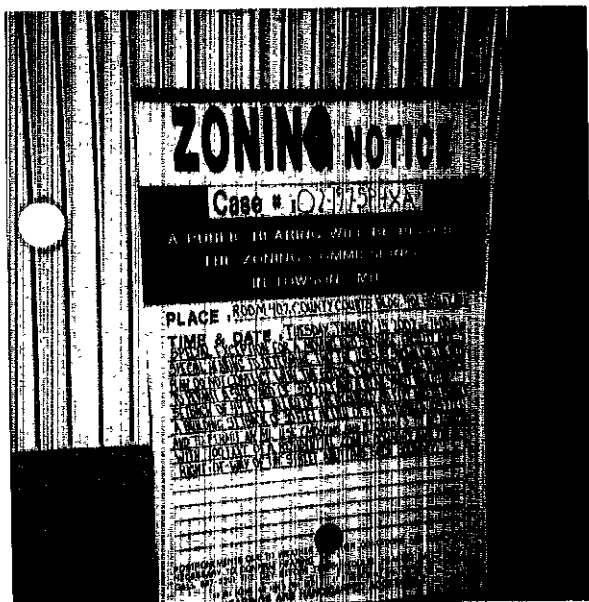
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 02 - 197 - SPHXA  
Petitioner: Trust Estate of Coleman Cordish, Frona Friedman, Trustee  
Address or Location: 4300 Old Milford Mill Road

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Development Engineering Consultants, Inc.  
Address: 6603 York Road, Baltimore, MD 21212  
  
Telephone Number: 410/377-2600

(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE  
ZONING REVIEW OFFICE AT 410-887-3391.  
TO: PATUXENT PUBLISHING COMPANY  
Thursday, December 20, 2001 Issue – Jeffersonian

Please forward billing to:

Tom Church  
Development Engineering Consultants Inc  
6603 York Road  
Baltimore MD 21212

410 377-2600

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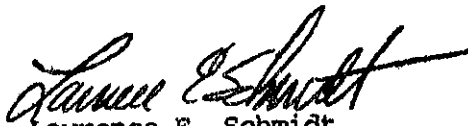
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The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-197-SPHXA  
4300 Old Milford Mill Road  
N/S of Old Milford Mill Road, 105' W of Deerfield Road  
3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District  
Legal Owner: Frona Friedman, Trustee

Special Exception for a moving & storage facility and Special Hearing to determine that the uses as shown on the site plan do not conflict with the special exception area. Variance to permit a side yard of 38 feet and a rear yard building setback of 44 feet in lieu of the required 50 feet and to permit a building setback of 30 feet in lieu of the required 105 feet and to permit an ML use (moving and storage) to be located with 100 feet of a residential zoned boundary and the right-of-way of the street abutting such boundary.

HEARING: Tuesday, January 15, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

December 14, 2001

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-197-SPHXA

4300 Old Milford Mill Road

N/S of Old Milford Mill Road, 105' W of Deerfield Road

3<sup>rd</sup> Election District -- 2<sup>nd</sup> Councilmanic District

Legal Owner: Frona Friedman, Trustee

**FOR A MOVING & STORAGE FACILITY**  
Special Exception and Special Hearing to determine that the uses as shown on the site plan do not conflict with the special exception area. Variance to permit a side yard of 38 feet and a rear yard building setback of 44 feet in lieu of the required 50 feet and to permit a building setback of 30 feet in lieu of the required 105 feet, and to permit an ML use (moving and storage) to be located with 100 feet of a residential zoned boundary and the right-of-way of the street abutting such boundary.

HEARING: Tuesday, January 15, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GDC  
Director

C: Benjamin Bronstein LLP, 29 W Susquehanna Avenue, Suite 205,  
Towson 21204  
Frona Friedman, Trustee, 100 Light Street, Baltimore 21202  
Tom Church PE, Development Engineering Consultants Inc,  
6603 York Road, Baltimore 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 31, 2001.**  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
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Fax: 410-887-5708

December 14, 2001

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3<sup>rd</sup> Election District -- 2<sup>nd</sup> Councilmanic District  
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HEARING: Tuesday, January 15, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

C: Benjamin Bronstein LLP, 29 W Susquehanna Avenue, Suite 205,  
Towson 21204  
Frona Friedman, Trustee, 100 Light Street, Baltimore 21202  
Tom Church PE, Development Engineering Consultants Inc,  
6603 York Road, Baltimore 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 31, 2001.**  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

January 11, 2002

Benjamin Bronstein  
George & Bronstein  
29 W Susquehanna Avenue  
Suite 205  
Towson MD 21204

Dear Mr. Bronstein:

RE: Case Number: 02-197-SPHXA, 4300 Milford Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 14, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr. GDZ  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Frana Friedman, Joseph Kaufman, 100 Light Street, Baltimore 21202  
Tom Church, Development Engineering Consultants Inc, 6603 York Road,  
Baltimore 21212  
People's Counsel


Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits & Development Mgmt. **DATE:** December 26, 2001

**FROM:**  Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For December 10, 2001  
Item Nos. 176, 177, 178, 179, 181, 184,  
185, 186, 187, 188, 189, 193, 190, 191,  
193, 194, 195, 196, ~~197~~, 198, 199, and  
223

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

December 12, 2001

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: Gwen Stephens

Property Owner: Frona Friedman, Trustee

Location: DISTRIBUTION MEETING OF December 03, 2001

Item No. [REDACTED]

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

\*\*\* This plan was never received. \*\*\*\*

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File

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# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** January 15, 2002

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

JAN 15 2002

**SUBJECT:** 4300 Milford Mill Road

### INFORMATION:

**Item Number:** 02-197 SPHXA  
**Petitioner:** Benjamin Bronstein  
**Property Size:** 1.744 acres  
**Zoning:** ML  
**Requested Action:** Variance, Special Exception  
**Hearing Date:** 1/15/02

### REQUEST:

The request in this case is approve a variance from the following sections of the BCZR: 255.2 and 243.2 to permit a side yard building setback of 38 feet and a rear yard building setback of 44 feet in lieu of the required 50 feet, 255.2, 243.1 and 102.2 to permit a between building setback of 30 feet in lieu of the required 105 feet, and 253.4 to permit an ML use to be located within 100 feet of a residential zoned boundary and the right of way of the street abutting such boundary. The request for Special Exception is to approve the establishment of a moving and storage company in the ML zone.

### SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed this request and has no objection provided the following conditions are included in the hearing officer's order:

1. Currently the side yard is full of debris and constitutes an eyesore for the adjacent residential community of Colonial Village. All excess debris shall be removed and all necessary storage of materials in the side yard shall be screened with an fence/wall and landscaping.

2. The Office of Planning shall review and approve the fencing material and design, and a landscape plan.

Section Chief Jeffrey W. Long



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 12.11.01

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. [REDACTED] JL

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202


RE: PETITION FOR SPECIAL HEARING  
PETITION FOR SPECIAL EXCEPTION  
PETITION FOR VARIANCE  
4300 Old Milford Mill Road, N/S Old Milford Mill Rd,  
105' W of Deerfield Rd  
3rd Election District, 2nd Councilmanic  
Legal Owner: Trust Estate of Coleman Cordish  
Petitioner(s)

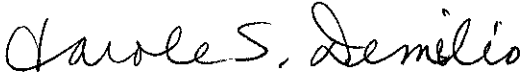
12/15  
\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 02-197-SPHXA

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

20<sup>th</sup>  
I HEREBY CERTIFY that on this 19<sup>th</sup> day of December, 2001 a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esq., George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, attorney for Petitioner(s).

  
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Vair Ron Shalem

Gabriel W. Rosebush Jr

Don Brunster

T.A. Church

3420 Manor Hill Rd Balto 21208

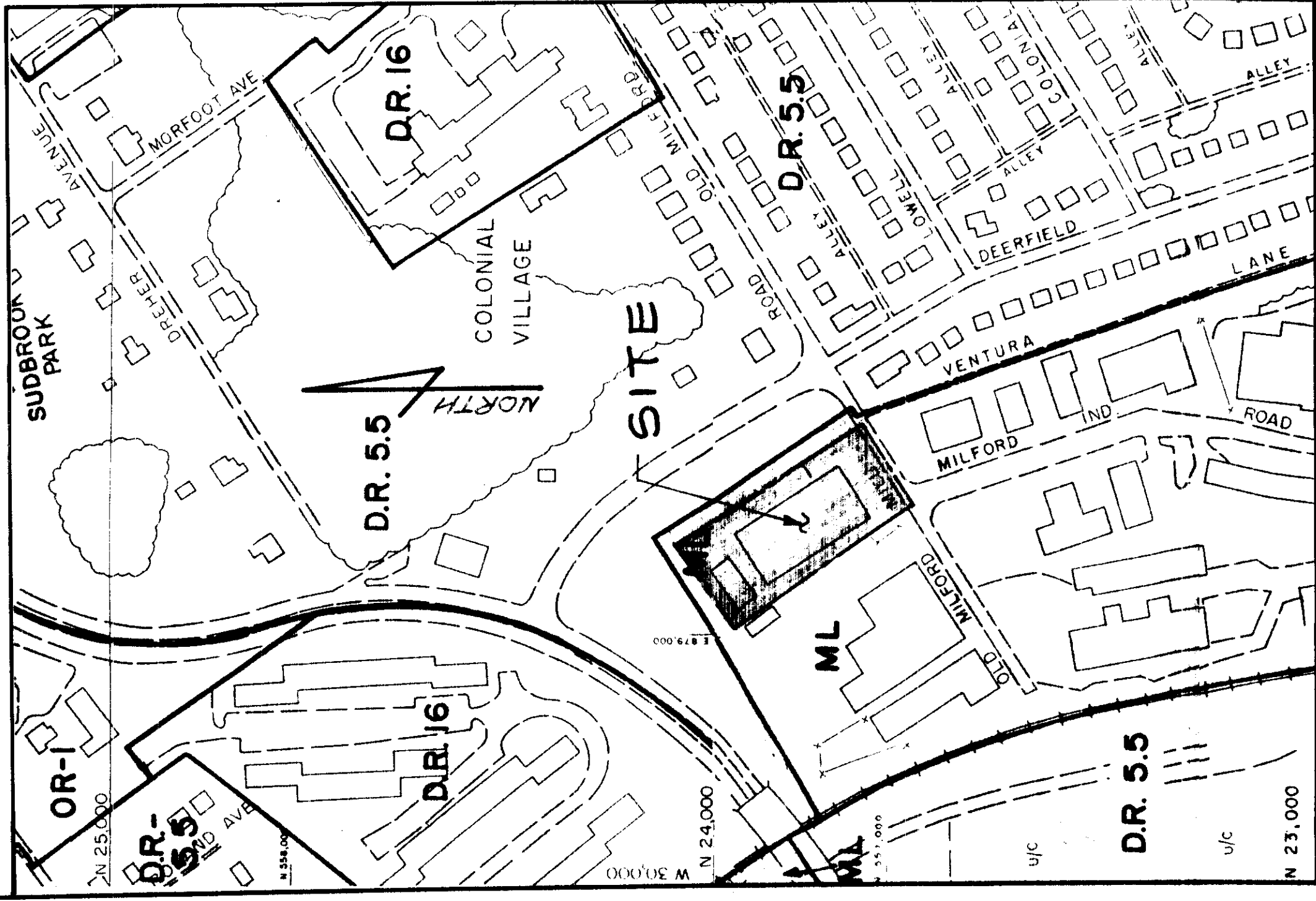
P.O. Box 52122 Pikesville Md. 21208

29 W Susquehanna Ave 21204

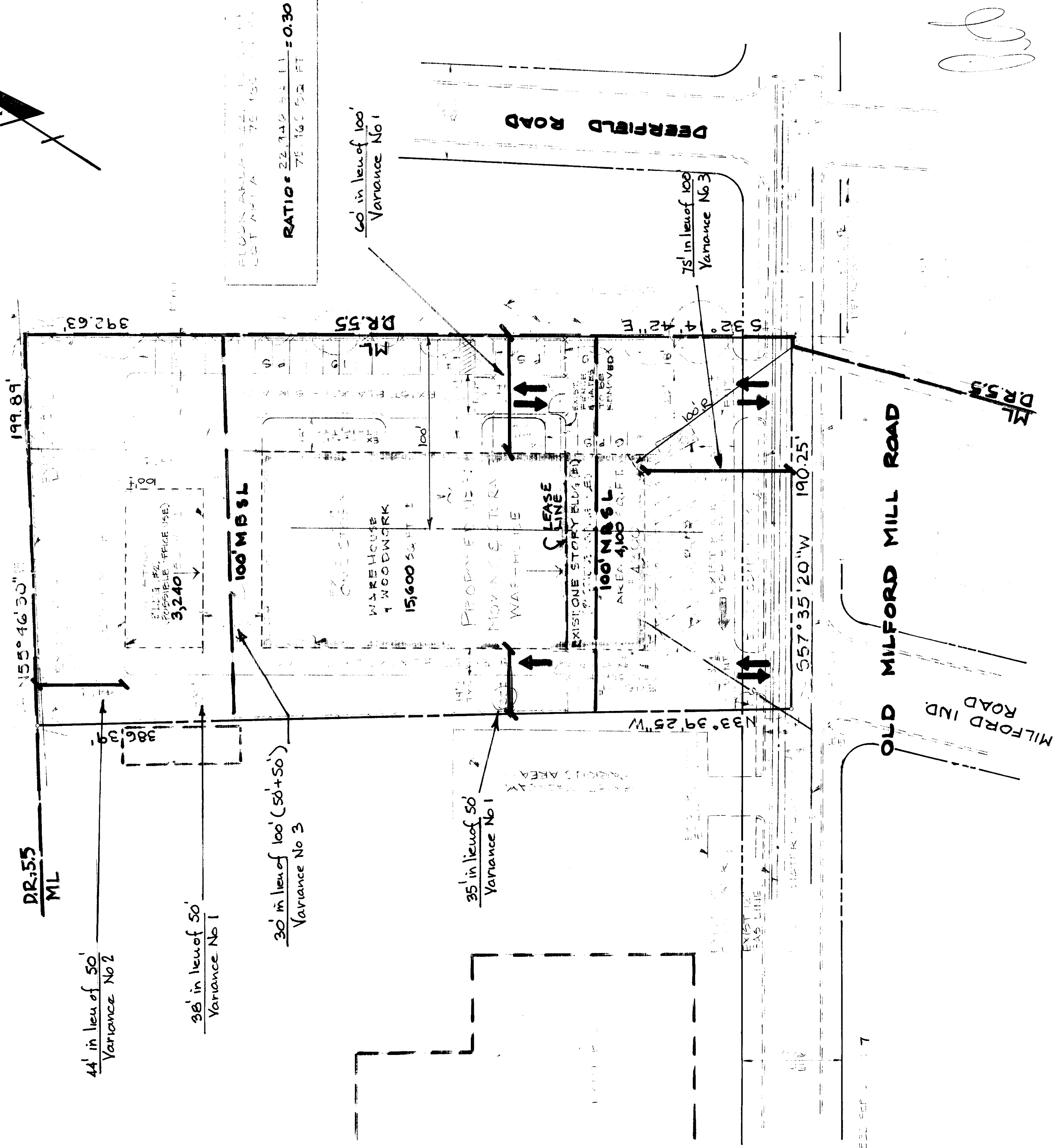
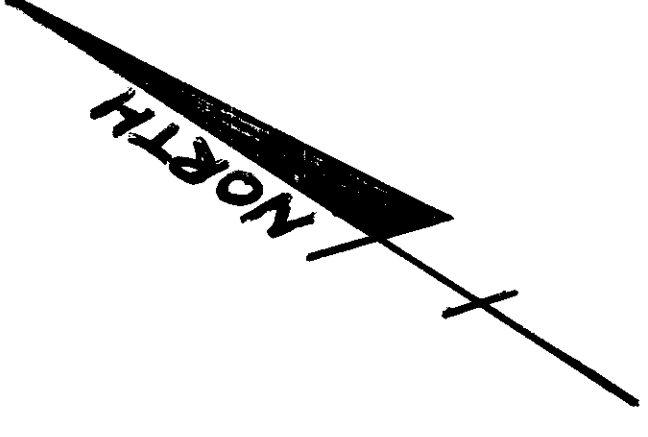
6603 York Rd



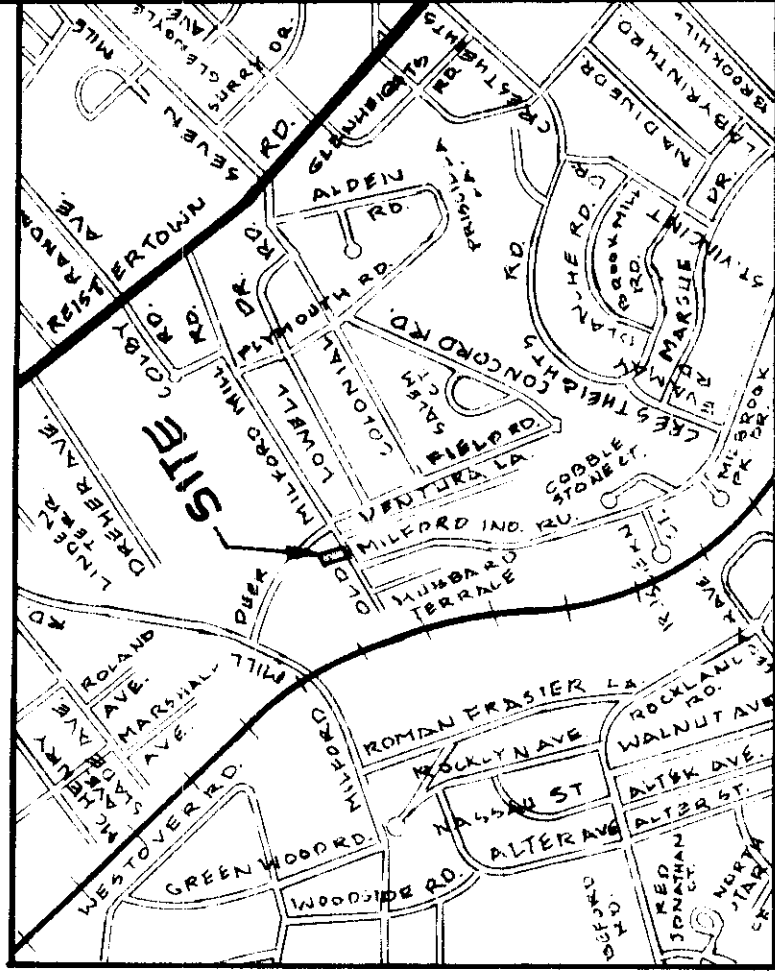
PLAT TO ACCOMPANY PETITION FOR ZONING: ☒ VARIANCE, ☒ SPECIAL EXCEPTION, ☒ SPECIAL HEARING



ZONING MAP (NUNGE & NUNTE)  
SCALE: 1"=200'



FLUSH AREA = 75' x 150' x 150' x 150'  
LOT AREA = 75' x 150' x 150' x 150'  
RATIO =  $\frac{22,710 \text{ sq ft}}{75' \times 150' \times 150' \times 150'} = 0.30$



VICINITY MAP  
SCALE: 1"=1000'

LOCATION INFORMATION  
ELECTION DISTRICT #: 3  
COUNCILMANIC DISTRICT #: 2  
1"=200' SCALE MAP #: NUNGE & NUNTE

ZONING: ML

LOT SIZE: 75,965.5 S.F. = 1.744 AC. ±

SEWER: ☒ PUBLIC ☒ PRIVATE  
WATER: ☒ YES ☒ NO  
CHESAPEAKE BAY CRITICAL AREA: ☒ YES ☒ NO  
PRIOR ZONING HEARINGS: NONE  
PREVIOUS COMMERCIAL PERMIT: NONE FOUND

CEASE & DESIST

PARKING REQUIRED = 34 CARS  
PARKING PROVIDED = 732 CARS

WATER RIGHTS: NONE

PARKING PROVIDED = 732 CARS

OFFICE BUILDING = 40,000 S.F.

PARKING PROVIDED = 732 CARS

TOTAL RED'D PARKING = 32 PS  
TOTAL PROR. PARKING = 43 PS

CASE No 02-197-SPHXA

DEVELOPMENT ENGINEERING CONSULTANTS, INC.  
SITE ENGINEERS & SURVEYORS  
6603 YORK ROAD, 410-377-2600 BALTIMORE, MARYLAND 21212

OWNER:  
SHALEM HOLDING TWO, LLC  
300 REGISTERSTOWN ROAD  
PIKESVILLE, MD. 21208  
(410) 602-0999

DEED: BOOK 19938 PAGE 543

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION,  
VARIANCE & SPECIAL HEARING  
4300 OLD MILFORD MILL ROAD  
ELECTION DISTRICT NO. 3 BALTIMORE COUNTY, MD.

CONTRACT NUMBER  
01-133